

PROFIT & LOSS

2 MINE ST / 125 MAIN ST, FLEMINGTON, NJ 08822

| LOCATION | TYPE | MONTHLY RENT | ANNUAL RENT | NOTES |
|---|--------------|---------------------|----------------------|--|
| 125 Main St-3rd Flr | Apartment | \$ 1,650.00 | | 2 Bed,1 Bath. Lease Ending June 2025. Tenant helps with some management work. |
| 125 Main St-2nd Flr | Apartment | \$ 1,900.00 | | 1 Bed, 1 Bath. |
| 2 Mine St- Apt 1 | Apartment | \$ 1,900.00 | | 1 Bed,1 Bath. Lease Month to Month (Carlos) |
| 2 Mine St- Apt 2 | Apartment | \$ 1,900.00 | | 1 Bed, 1 Bath.Lease End June 2025 (Cristian) |
| 125 Main St-1st Flr | Store Front | \$ 2,400.00 | | Being negotiated for a Convenience Store |
| 4 Mine St- 1st Flr | Store Front | \$ 1,500.00 | | Florist. |
| Gross Rent | | \$ 11,250.00 | \$ 135,000.00 | |
| ANNUAL EXPENSES | | | | |
| Taxes | \$ 14,373.00 | | | |
| Insurance | \$ 5,000.00 | | | |
| Repairs & Maint. | \$ 3,000.00 | | | |
| Landlord Utilities | \$ 2,000.00 | | | Tenant pays for Electric, Gas, Water & Sewer. There is one Landlord Electric Meter & Hot Water Heater. |
| Vacancy Allowance | \$ 5,400.00 | | | 4% of Current Rents held in reserve. |
| Capex Reserves | \$ 2,100.00 | | | Funds set aside for future expenditures. |
| Mgmt Fee | \$ - | | | 2 BR Tenant gets discount for mgmt role with lower rent |
| Total Annual Expenses | | | \$ 31,873.00 | |
| Net Income | | | \$ 103,127.00 | |
| Cap Rate @ Purchase Price of \$1,200,000= 8.60 | | | | |

Disclaimer:Information deemed reliable, but not guaranteed and should be independently verified by Buyer.